

**CITY OF ROCKVILLE PLANNING DIVISION  
STAFF REPORT AND RECOMMENDATION**

April 8, 2004

**FINAL RECORD PLATS:** Parcel BI, Block Q, Plat Seventy-Three, King Farm:  
Irvington Centre.

**APPLICATION NUMBERS:** PLT2004-00418

**APPLICANT:** King Farm Associates  
8330 Boone Boulevard  
Suite 460  
Vienna, Virginia 22182-2624

**DATE FILED:** March 19, 2004

**DESCRIPTION OF PROPERTY:**

**Size:** 32,503 square feet or 0.7462 acres  
**Location:** King Farm: Irvington Centre  
**Zone:** O-3 (with CPD95-0002 Special Development Procedure)  
**Present Use:** Vacant  
**Comments:** The applicant is proposing to expand the existing Homeowner's Association parcel to include an area that will be used for a stormwater management facility.

**PREVIOUS RELATED ACTION:** The Mayor and Council reviewed and approved Comprehensive Planned Development Concept Application CPD95-0002 covering development on the King Farm site on July 18, 1996. Comprehensive Planned Development Detailed Application CPD2002-002AE was approved by the Planning Commission on November 20, 2002.

**STAFF COMMENTS:** The plat proposes to create a larger Homeowner's Association parcel that will serve as an alley and a stormwater management parcel. The stormwater management facility is a requirement of Detailed Application CPD2002-002AE.

**STAFF RECOMMENDATION:** Approval, subject to the conditions noted below:

1. That the plat be revised to make modifications/additions as identified on Planning Commission Exhibit "A" ( in the Planning Division file) and resubmitted to the Planning Division for recordation. The final plat submission should include the original mylar plat, five mylar copies and two paper copies; and
2. That the final corrected Plat be submitted in an appropriate electronic format as specified in Section 25-782(c), (d) and (e) of the Rockville Zoning Ordinance.